

**2008 Mayor's Neighborhood Summit
November 15, 2008
How to Amend/Enforce Your Deed of Restrictions**

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Amendment

Are you really a Homeowners Association or a Condominium Association?

KRS 381.800 applies to condominiums

What are you trying to amend?

- Covenants, Conditions and Restrictions (CCR) and Master Deed
- By Laws
- Rules

What do your governing documents require for amendment? Supermajority?

What do governing documents provide re Proxies?

What do they provide re special meeting requirements? Notices of same?

What amendment are you trying to make - anything special? Will it be enforceable?

Rental restriction?!?!?

Enforcement

Will someone else do it for you? Police, ATF, etc

What do governing documents provide?

A: Money issues

Liens?

Suit to collect?

Foreclosure?

B: Other issues

Do documents allow you to remedy the matter and then bill the resident?

Restraining orders - the hardest thing for the court system to manage is on going conduct.

C: What is this going to cost?

Attorney fees and costs?